

121.0

0002

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

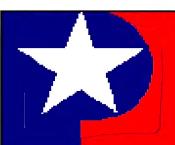
924,600 / 924,600

USE VALUE:

924,600 / 924,600

ASSESSED:

924,600 / 924,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
20		PEABODY RD, ARLINGTON

Legal Description							User Acct
							77981
							GIS Ref
							GIS Ref
							Insp Date
							04/28/18

OWNERSHIP

Unit #:

Owner 1: TERRY RICHARD G & PATIENCE	
Owner 2:	
Owner 3:	

Street 1: 20 PEABODY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov:	Cntry	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains .178 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1918, having primarily Wood Shingle Exterior and 1894 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7759	Sq. Ft.	Site			0	90.	0.84	10									587,495						587,500	

Total AC/HA: 0.17812

Total SF/SM: 7759

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 587,495

Spl Credit

Total: 587,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Good														
Sty Ht: 2A	2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 3 - Gambrel				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units 1													
Color: BLUE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1918	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G4	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %	Exterior:				No Unit RMS BRS FL									
Prim Int Wal 2 - Plaster				Functional:	%	Interior:				1 6 3									
Sec Int Wall: %				Economic:	%	Additions:													
Partition: T - Typical				Special:	%	Kitchen: 2001													
Prim Floors: 3 - Hardwood				Override:	%	Baths:													
Sec Floors: %				Total:	31 %	Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 130.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.23411214				General:											
Electric: 3 - Typical				Const Adj.: 1.00969899				Totals											
Insulation: 2 - Typical				Adj \$ / SQ: 161.991															
Int vs Ext: S				Other Features: 83000															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1	% AC:			NBHD Mod:															
% Heated: 100	Central Vac: NO			LUC Factor: 1.00															
Solar HW: NO	% Sprinkled			Adj Total: 483565															
% Com Wal				Depreciation: 149905															
Depreciated Total: 333660				Final Total: 333700				Val/Su SzAd: 185.64											
MOBILE HOME				Make:			Model:			Serial #:			Year:	Color:					
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 121.0-0002-0012.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	18X12	A	AV	1950	26.57	T	40	101			3,400		3,400		
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101							
More: N				Total Yard Items:				3,400	Total Special Features:								Total:	3,400	
SKETCH																			
SUB AREA																			
SUB AREA DETAIL																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
FFL	First Floor	1,068	161.990	173,006	SFL	95													
BMT	Basement	984	48.600	47,820	UAT	100	FLA			50 A									
SFL	Second Floor	730	161.990	118,188															
UAT	Upper Attic	192	89.090	17,106															
WDK	Deck	30	16.160	485															
Net Sketched Area: 3,004				Total: 356,605															
Size Ad	1797.5999	Gross Area	3618	FinArea	1894														
IMAGE																			
AssessPro Patriot Properties, Inc																			